## SHOPS TO LET – GROUND FLOOR HARTLEPOOL

## MIDDLETON GRANGE SHOPPING CENTRE

LOCATION:

Middleton Grange Shopping Centre extends to over 500,000 sq. ft. and provides the prime town centre retail offer. The Centre is anchored by **Primark**, **B&M**, **TJ Hughes** and is home to a number of national retailers including **River Island**, **New Look**, **Boots**, **JD Sports and Sports Direct**. The scheme benefits from a number of multi-storey and surface car parks totalling circa 850 spaces. Footfall in the centre is circa **11 million** pa.

Notable recent lettings include:-

- B&M Former BHS space
- H&M 20,000 sq. ft.
- The Entertainer
- Pandora
- Costa
- Boots Opticians
- Holland and Barrett

## **AVAILABLE UNITS:**

Unit	Area	Quoting Rent	Business Rates Payable	Service Charge
F1	1,733 sq. ft.	£50,000	£19,689.00	£19,307
142-143	4,200 sq. ft.	£75,000	£46,224.00	£46,224
174A	409 sq. ft.	£22,500	£ 9,699.50	£ 9,482
135	2,034 sq. ft. GF 1,349 sq. ft. FF	£43,000	£19,689.00	£19,307
90	959 sq. ft.	£35,000	£15,611.00	£15,309
92	1,648 sq. ft.	£40,000	£15,262.00	£14,966

**RENT:** All rents quoted are **exclusive** of Business Rates, Service Charge and Insurance.

RATES: The figures quoted above are an estimation and cannot be relied upon. Interested parties are advised to

make their own enquiries with the local authority.

**EPC RATING:** These are available on request.

**LEGAL COSTS:** Each party to bear their own legal and associated costs incurred in any transaction.

VIEWING: Strictly by appointment via Green & Partners, contacting:

 Adam Bindman
 James Jenkins

 020 7659 4822
 020 7659 4842

adam.bindman@greenpartners.co.uk james.jenkins@greenpartners.co.uk

Or via our joint agents, Barker Proudlove, contacting:

**Phil Coombes**07715 678426 **James Lamming**07715 678630

phil@barkerproudlove.co.uk james@barkerproudlove.co.uk

**Subject To Contract** 

2 Gee's Court, St Christopher's Place, London W1U 1JA, Fax 020 7659 4820

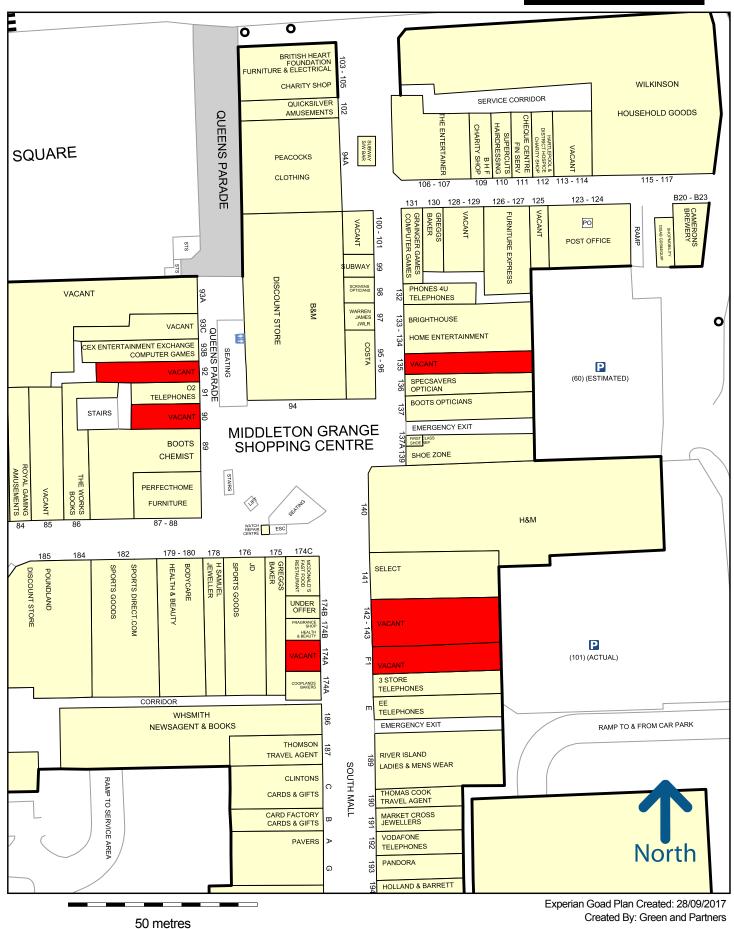
Registered in England Number 0C326730

Registered Office 2 Gee's Court, St Christopher's Place, London, W1U 1JA

A full list of partners is available upon request at the registered office

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